

**BOARD OF ZONING APPEALS AGENDA  
MARCH 31, 2010**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 31, 2010, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

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| 9:00 A.M.<br>KGS<br>Indefinitely<br>Deferred at<br>appl. req. | TRUSTEES OF THE NEW LIFE CHRISTIAN CHURCH & NEW CINGULAR WIRELESS PCS, LLC, SPA 75-D-096 (modification of development conditions and telecommunications facility) (Admin. moved from 2/10/10 at appl. req.)   |
| 9:00 A.M.<br><br>SL<br>Approved                               | THE CHURCH FOR ALL NATIONS, INC., SPA 83-P-057-05 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-P-057 previously approved for a place of worship to permit change in permittee and deletion of land area. Located at 2535 Cedar La. and 8506, 8526 and 8529 Amanda Pl. on approx. 12.38 of land zoned R-1 and R-4. Providence District. Tax Map 49-1 ((1)) 35A, 37, 38 and 38A. (Admin. moved from 12/15/09 at appl. req.) (Deferred from 1/13/10 at appl. req.) (Decision deferred from 2/24/10) |
| 9:00 A.M.<br><br>SC<br>Approved                               | ANTHONY CICCICO, JR., AND LINDA CICCICO, SP 2010-BR-005 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.6 ft. from side lot line such that side yards total 14.4 ft.. Located at 5100 King David Blvd. on approx. 8,939 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((12)) 151. (Decision deferred from 3/24/10)  |
| 9:00 A.M.<br><br>SC<br>Approved                               | DAVID SHERIDAN, SP 2009-SP-107 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.6 ft. from rear lot line. Located at 6801 Sue Paige Ct. on approx. 10,715 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-2 ((4)) 286. (Admin. moved from 2/10/10 due to inclement weather)  |
| 9:00 A.M.<br><br>SC<br>Withdrawn                              | PHAN SO HUYNH, SP 2009-MA-109 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3322 Nevius St. on approx. 11,717 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((7)) 21A. (Admin. moved from 2/10/10 due to inclement weather)   |

- 9:00 A.M. T-MOBILE NORTHEAST LLC & SPRINGFIELD SWIMMING AND RACQUET CLUB, INCORPORATED, SPA 81-S-017 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 81-S-017 previously approved for community swimming pool and tennis courts to permit addition of telecommunications facility. Located at 7400 Highland St. on approx. 3.75 ac. of land zoned R-3. Sully District. Tax Map 80-1 ((5)) (52) 1. (in association with SE 2009-LE-016) (Admin. moved from 3/10/10 and 3/24/10 at appl. req.)
- BC  
Approved
- 9:00 A.M. TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH & NEW CINGULAR WIRELESS PCS, LLC d.b.a. AT&T MOBILITY, SPA 2004-MV-025 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 2004-MV-025 previously approved for a church and telecommunications facility to permit site modifications and modifications of development conditions. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 21. (In association with SEA 2004-MV-001) (Admin. moved from 2/24/10 at appl. req.)
- CD  
Approved
- 9:00 A.M. JAMES P. HARWELL, SP 2009-LE-108 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 7064 Elton Way on approx. 1,848 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((17)) 13A. (Admin. moved from 2/10/10 due to inclement weather)
- SJ  
Admin.  
Moved to  
4/14/10 at  
appl. req.
- 9:00 A.M. KELLY L. BATIE, SP 2010-LE-007 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.4 ft. from side lot line and 6.8 ft. from rear lot line, to permit roofed deck to remain 8.8 ft. from a rear lot line and to permit fence greater than 4.0 ft. in height to remain in a front yard. Located at 8134 Norwood Dr. on approx. 11,861 sq. ft. of land zoned R-3. Lee District. Tax Map 101-2 ((3)) 3.
- DH  
Approved
- 9:00 A.M. TRUSTEES OF THE CHURCH OF THE GOOD SHEPHERD (UNITED METHODIST CHURCH), SPA 85-C-003-05 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 85-C-003 previously approved for church with private school of general education to permit the addition of a nursery school. Located at 2351 Hunter Mill Rd. on approx. 7.16 ac. of land zoned R-E. Hunter Mill District. Tax Map 37-2 ((1)) 26A.
- MAG  
Approved
- 9:30 A.M. SPRINGFIELD MASONIC LODGE 217 A.F. & A.M., A 2007-LE-017, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory storage structure without a valid building permit and is allowing the use of the property that is not in conformance with the limitations of Special Permit S-189-77 in violation of Zoning Ordinance provisions. Located at 7001 Backlick Rd. on approx. 1.45 ac. of land zoned R-1. Lee District. Tax Map 90-2 ((1)) 19. (Admin. moved from 8/7/07 and 11/6/07 at appl. req.) (Decision deferred from 2/26/08, 5/13/08, 6/17/08, 12/16/08, 4/14/09, and 10/27/09)
- DWH  
Withdrawn

- 9:30 A.M. LANDSCAPE CONSTRUCTION SERVICES, INC., A 2009-MV-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a storage yard and has erected structures on property in the C-8 District without the approval of a site plan, Building Permits, or a Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 10301 Richmond Hy. on approx. 1.68 ac. of land zoned C-8. Mount Vernon District. Tax Map 113-4 ((1)) 2. (Admin. moved from 9/15/09 and 1/13/10 at appl. req.)  
JC  
Continued to 8/4/10
- 9:30 A.M. MANUEL S. ESPINA, TRUSTEE, A 2009-MV-025, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 10301 Richmond Hy. On approx. 1.68 ac. of land zoned C-8. Mount Vernon District. Tax Map 113-4 ((1)) 2. (Admin. moved from 9/15/09 and 1/13/10 at appl. req.)  
JC  
Continued to 8/4/10
- 9:30 A.M. CAMPUS POINT REALTY CORPORATION, A 2009-PR-046 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that monetary compensation for residual damages resulting from land dedication would preclude the receipt of density credit for the area of land being dedicated. Located on approx. 14.40 ac. of land zoned I-3 and HC pt. Providence District. Tax Map 39-2 ((1)) 13C.  
CB  
Admin.  
Moved to 4/21/10 at appl. req.

**JOHN F. RIBBLE, III CHAIRMAN**